



Landlord Notes

A Newsletter for San Diego County Housing Authority Rental Assistance Program Owners and Managers

Spring/Summer 2008

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, or familial status.



Habitability

Your tenants have the right to a habitable rental unit. This means that the rental unit must have:

- Doors and windows that lock and a front door with a single cylinder deadbolt lock;
- Walls, doors, windows, and roof that do not leak;
- Working appliances;
- Hot and cold running water;
- Working plumbing, heating, electricity, and gas;
- Unit and area free from trash, garbage, pests, and vermin.



Regulatory Requirements for Pesticide Treatment

When pesticide applications take place there are regulatory requirements for notification to tenants by the pest control company and by the landlord. In the case of the pest control company, the information must be given before the application occurs and the notice must meet specific (regulatory) requirements. This information can be posted in the laundry room or other public areas if the treatment is on the exterior of the structure and must be given individually to the tenants if an interior treatment is performed. After the application, a door hanger (notice of what was applied) must be posted.

If a landlord performs their own work, their employees must be trained and the pesticides must be appropriate for the site of use. Training and the scope of the training is also a regulatory requirement.

Landscapers who apply pesticides must also notify the property operator and the property operator must notify the residents when they are likely to be in a treated area during the time a restricted interval is in effect for a pesticide.

For more information on the Pesticide Regulation program, please contact the County of San Diego Department of Agriculture Weights and Measures at (858) 694-8980

Violence Against Women Act 2005 (VAWA)

VAWA affords rights to victims of domestic violence, dating violence or stalking who are applicants or participants of the Section 8 Rental Assistance Program.

VAWA places restrictions on evictions from Section 8-assisted housing, and denial or termination of Section 8 benefits. A family cannot be evicted or lose its Section 8 benefits solely because a household member was the victim of domestic violence, dating violence, or stalking.

For more information, contact the U.S. Department of Justice (DOJ) at 202-307-6026 or check the DOJ website at www.ovw.usdoj.gov/vawa.htm



Community Outreach

We are committed to educating owners, managers, and the public on the Section 8 Housing Choice Voucher Program. To help our outreach efforts, we have a Speakers Bureau that is available to provide speakers to groups and public events that have attendees who are interested in our programs. We hope that you will let others know about this service.

To request a speaker, contact Jafar Izadi at (858) 694-4834.

Tenant-Landlord Information

Information regarding tenant-landlord issues may be found on the following websites. This information is provided as a service to landlords. The Housing Authority of the County of San Diego neither represents, endorses, nor verifies the quality, accuracy or reliability of these websites.

North County Lifeline
Fair Housing, Mediation, Legal Clinic
www.nclifeline.org

Nolo Press
California Tenant Rights Book
The Eviction Defense Manual
California Tenant's Law Book: Rights and Responsibilities
www.nolo.com

Department of Consumer Affairs
Tenant Information, Small Claims Information, Other Consumer Information
www.dca.ca.gov

Department of Fair Employment and Housing
California Fair Housing Issues
www.dfeh.ca.gov

Department of Housing and Urban Development
Federal Housing Issues, Fair Housing, Section 8
www.hud.gov

California Codes (Laws)
www.leginfo.ca.gov/calaw.html

San Diego Vector Control
Pests and complaints
www.co.san-diego.ca.us/deh/chd/vector/

San Diego County Apartments Association
Landlords Hotline
858-278-8070

Consumer Credit Counseling Service
www.consumercredit.com

Management International Credit Counseling Services
www.moneymanagement.org

Springboard Non-Profit Consumer Advocate
Credit Counseling
www.credit.org

National Conflict Resolution Center
Mediation Services
www.ncrconline.com

